



# Unified Facilities Plan Update: Vacant Properties Overview

February 19, 2019

# Unified Facilities Planning – Vacant Properties



- ▶ The objective for this presentation is to:
  - ▶ Provide the Board and the public with information regarding criteria that can be used to make decisions about retention or disposition of vacant properties
  - ▶ Provide the Board and the public with an overview of our current vacant property (properties not in use and not currently assigned to a school operator)
  - ▶ Share data that is being used as part of the development of the Unified Facility Plan
  - ▶ Provide an Overview of OPSB Policy DFL – Sale of Buildings and Land
  - ▶ Review of properties that meet and do not meet minimum requirements
  - ▶ Review applications of decision-making criteria

# Vacant Properties With Identified Use



SITE NAME	SITE ADDRESS	APPROX. TOTAL ACREAGE	EMPTY LOT	VACANT BUILDING/ AGE OF BUILDING	OCCUPIED BUILDING/ AGE OF BUILDING
HABANS (OLD)	3819 HERSCHEL ST.	2.2			X/1967
GORDON (MODULARS)	6101 CHATHAM DR.	3.1			X
LAFON (DEVELOPED AS A COMMEMORATIVE PARK)	2601 SEVENTH ST.	3.4	X		
MC DONOGH 35 SR HIGH	1331 KERLEREC ST.	3.7			X/1959
VACANT LAND	4300 ALMONASTER	42.1	X		

# Vacant Properties



SITE NAME	SITE ADDRESS	APPROX. TOTAL ACREAGE	AVAILABLE FOR SALE (BOARD 10/19/15)	EMPTY LOT	VACANT BUILDING/ AGE OF BUILDING	OCCUPIED BUILDING/ AGE OF BUILDING
DIBERT (WILL BE VACANT SUMMER 2019)	4217 ORLEANS AVE.	0.97				X/1921
1618, 1619, 1622, 1623 BODENGER ST.	1618 BODENGER ST.	1.0	X	X		
TUREAUD	2021 PAUGER ST.	1.2			X/1939	
VACANT LAND (FORMERLY NOBLE SPECIAL)	2201 DUBREUIL ST.	1.3	X	X		
CHESTER ES	3929 ERATO ST.	1.6		X		
LOCKETT	3240 LAW ST.	1.9		X		
EDISON	1339 FORSTALL ST.	1.9		X		
JONES	1901 N. GALVEZ ST.	2.2			X/1928	
AUGUSTINE	425 S. BROAD AVE.	2.5			X/1927	

# Vacant Properties, continued



SITE NAME	SITE ADDRESS	APPROX. TOTAL ACREAGE	EMPTY LOT	VACANT BUILDING/ AGE OF BUILDING	OCCUPIED BUILDING/ AGE OF BUILDING
DERHAM	2600 S. ROCHEBLAVE ST.	3.5	X		
JORDAN	4348 REYNES ST.	3.8	X		
HARDIN	2401 SAINT MAURICE AVE.	4.5	X		
MOTON (OLD)	3000 ABUNDANCE ST.	4.7		X/1986	
LAWLESS ELEMENTARY	2330 ANDRY ST.	5.0	X		
OP WALKER PRACTICE FIELD	2832 GENERAL MEYER AVE.	7.1	X		
GREGORY	1700 PRATT DR.	15.9	X		
KENNEDY	5700 WISNER BLVD.	17.8	X		

# OPSB Policy DFL – Sale of Buildings and Land



- ▶ “It is the policy of the Orleans Parish School Board that before a property is declared to be surplus, the property shall meet the following criteria:
  - ▶ The facility is **inadequate** by virtue of **age, design, condition, size of site**, or other overriding limitations and **cannot reasonably and economically be brought to or maintained at, current educational standards**.
  - ▶ Any property located in an area no longer requiring, nor reasonably expected to require within twenty (20) years, a school purpose for the property due to changes in population, enrollment, land use, or other overriding trends.
  - ▶ **Retention** of the property in a vacant state **for an expected long period of inactivity** would be **detrimental to the welfare of the community** or would place an **unreasonable economic burden on the School Board's resources**.
  - ▶ Opportunities exist for adaptive use of the property by other public or nonpublic entities that would be beneficial to the community at large and would generate needed revenue for the School Board.
  - ▶ There are no legal impediments to the disposal of the property by sale or lease to another entity.

Note: **Bold** added for discussion purposes.



# Age and Design of Vacant Buildings

- ▶ Augustine (1927), Dibert (1928), Jones (1928), Tureaud (1939)
  - ▶ Majority of Core Academic classrooms are below the 850 square foot standard.
  - ▶ No specialized classrooms for Performing Arts or Visual Arts.
  - ▶ Library less than current square footage standards.
  - ▶ No gymnasium.
- ▶ (old) Moton (1986)
  - ▶ Square footage for Performing Arts and Visual Arts below current standards.
  - ▶ Library less than current square footage standards.
  - ▶ No gymnasium.



# Condition of Buildings

- ▶ Augustine
  - ▶ Unoccupied since 2005.
  - ▶ Facility Condition Index (last evaluated in 2008) was 56.7%. Additional deterioration has occurred.
  - ▶ Only project since 2005 was Stabilization/Mothball.
  - ▶ Currently secured with Vacant Property Specialists (VPS) system.
- ▶ Dibert
  - ▶ Currently occupied. No tenant planned for 2019-20 school year.
  - ▶ Facility Condition Index (last evaluated in 2017) was 72 %.
  - ▶ Investment has been made in minor repairs only.
- ▶ Jones
  - ▶ Unoccupied since 2005.
  - ▶ Facility Condition Index (last evaluated in 2008) was 87.1%. Additional deterioration has occurred.
  - ▶ Only project since 2005 was Stabilization/Mothball.
  - ▶ Damaged by fire in 2017.
  - ▶ Currently secured with Vacant Property Specialists (VPS) system.



# Condition of Buildings

- ▶ Tureaud
  - ▶ Unoccupied since 2017.
  - ▶ Facility Condition Index (last evaluated in 2017) was 65.5%.
  - ▶ Investment in minor repairs only.
- ▶ McDonogh 35 (1331 Kerlerec)
  - ▶ Currently occupied by Lafayette Elementary School.
  - ▶ Facility Condition Index (last evaluated in 2017) was 59.1%. Since that assessment, there have been partial HVAC upgrades, restroom upgrades, and selective new finishes.
- ▶ Moton (old)
  - ▶ Unoccupied since before 2005.
  - ▶ Facility Condition Index (last evaluated in 2008) was 61.7%. Additional deterioration has occurred.

# Site Size Calculation – A new (3 section) PK-8 or a small high school requires 3.5 acres of land, at a minimum



The following acreage would apply to a 3-section PK-8 school or a small high school.

	Approx. Square Feet	Approx. Square Feet Required
New PK-8 (3 section) or small HS	107,000	
60% of square footage on 1st floor		58,850
2 play structures		5,000
Bus drop-off & queuing: 8 buses		6,256
Car drop-off & queuing: 20 cars		6,600
70 parking spaces (incl. drive lanes)		21,000
35 grade level classroom teachers, 10 visitors, 25 additional staff		
Monument sign & flagpole		250
Delivery area/dumpster		1,000
	Total Net Square Feet	98,956
Grossing factor (circulation, sidewalks, green space, etc.): 50%		49,478
	Total Gross Square Feet	148,434
	Square feet per acre	43,560
	Approximate Minimum Acres Needed	3.50

# Site Size Overview



<b>Sites less than 3.5 acres</b>	<b>APPROX. TOTAL ACREAGE</b>	<b>Sites greater than or equal to 3.5 acres</b>	<b>APPROX. TOTAL ACREAGE</b>
DIBERT (WILL BE VACANT SUMMER 2019)	0.97	DERHAM	3.5
1618, 1619, 1622, 1623 BODENGER ST.	1.0	JORDAN	3.8
TUREAUD	1.2	HARDIN	4.5
VACANT LAND (FORMERLY NOBLE SPECIAL)	1.3	MOTON (OLD)	4.7
CHESTER	1.6	LAWLESS ELEMENTARY	5.0
LOCKETT	1.9	OP WALKER PRACTICE FIELD	7.1
EDISON	1.9	GREGORY	15.9
JONES	2.2	KENNEDY	17.8
AUGUSTINE	2.5		

# Decision-Making Criteria Applied to Vacant Land



Meets Standard	Partially Meets Standard	Does Not Meet Standard				
SITE NAME	SITE ADDRESS	APPROX. TOTAL ACREAGE	AGE	DESIGN	CONDITION	SITE SIZE
1618, 1619, 1622, 1623 BODENGER ST.	1618 BODENGER ST.	1.0	NA	NA	NA	
VACANT LAND (FORMERLY NOBLE SPECIAL)	2201 DUBREUIL ST.	1.3	NA	NA	NA	
CHESTER	3929 ERATO ST.	1.6	NA	NA	NA	
EDISON	1339 FORSTALL ST.	1.9	NA	NA	NA	
LOCKETT	3240 LAW ST.	1.9	NA	NA	NA	
DERHAM	2600 S. ROCHEBLAVE ST.	3.5	NA	NA	NA	
JORDAN	4348 REYNES ST.	3.8	NA	NA	NA	
HARDIN	2401 SAINT MAURICE AVE.	4.5	NA	NA	NA	
LAWLESS ELEMENTARY	2330 ANDRY ST.	5.0	NA	NA	NA	
OP WALKER PRACTICE FIELD	2832 GENERAL MEYER AVE.	7.1	NA	NA	NA	
GREGORY	1700 PRATT DR.	15.9	NA	NA	NA	
KENNEDY	5700 WISNER BLVD.	17.8	NA	NA	NA	

# Decision-Making Criteria Applied to Vacant Sites With Buildings



Meets Standard	Partially Meets Standard	Does Not Meet Standard				
SITE NAME	SITE ADDRESS	APPROX. TOTAL ACREAGE	AGE	DESIGN	CONDITION	SITE SIZE
DIBERT (WILL BE VACANT SUMMER 2019)	4217 ORLEANS AVE.	0.97				
TUREAUD	2021 PAUGER ST.	1.2				
JONES	1901 N. GALVEZ ST.	2.2				
AUGUSTINE	425 S. BROAD AVE.	2.5				
GORDON (MODULARS)	6101 CHATHAM DR.	3.1				
MC DONOGH 35 SR HIGH (OLD)	1331 KERLEREC ST.	3.7				
MOTON (OLD)	3000 ABUNDANCE ST.	4.7				

# Considerations For Decision-Making



- ▶ Context of district-wide needs
- ▶ Compliance with District policy
- ▶ Maintenance and security costs for vacant properties
- ▶ Investing School Facility Preservation Program funds in buildings that will be used long-term
- ▶ Sale of un-needed properties would support future capital needs